



# City of Carmel

## CARMEL PLAN COMMISSION SUBDIVISION COMMITTEE AGENDA

**TUESDAY, SEPTEMBER 6, 2005**

**LOCATION: CAUCUS ROOMS  
CARMEL CITY HALL  
ONE CIVIC SQUARE  
CARMEL, IN 46032**

**TIME: 6:00 P.M.  
DOORS OPEN AT 5:30 P.M.**

**The Subdivision Committee will meet to consider the following items:**

**1. 05060038 PP Amend and 05060039 SP: Little Farms Addition, Lots 31-33 (Replat of)**

The applicant seeks approval to replat 9 lots on 2.25 acres:

The site is located at the northwest corner of Ethel Street and West 104th Street.

The site is zoned R-3/Residence within the Home Place Overlay.

Filed by Chris Badger of Badger Engineering & Associates.

**2. Docket No. 05060043 PP: Laurel Ridge**

The applicant seeks approval to plat 17 lots on 47.12 acres with the following Subdivision Waivers:

**Docket No. 05060044 SW: 6.03.04 – Connectivity**

To seek relief from providing stub streets to adjoining properties.

**Docket No. 05060045 SW: 8.09.02 – Alternative Transportation**

To seek relief from providing a pedestrian path along Ditch Road.

**Docket No. 05060046 SW: 6.03.19 – Access to Arterials, Parkways, and Collectors**

To seek relief from houses fronting collector streets/200 foot required separation from collector streets.

**Docket No. 05060047 SW: 6.03.22 – Acceleration/Deceleration, and Passing Lanes**

To seek relief from providing acceleration/deceleration and passing lanes.

**Docket No. 05060048 SW: 8.09.02 – Private Streets**

To allow the construction of private streets serving the entire subdivision.

**Docket No. 05060049 SW: 8.09.02 – Cul de Sac Length**

To allow cul de sacs to exceed 600 feet in length.

**Docket No. 05060050 SW: 6.02.01 – Subdivision in Floodway/Plain**

To allow subdivision of land within the floodway and floodplain.

The site is located at the SE corner of Ditch Road and W. 106<sup>th</sup> Street and is zoned

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S1/Residential.

Filed by Joseph Calderon of JBC1, LLC for JB Cohen

**3. Docket No. 05060051 PP: The Retreat of West Clay Primary Plat**

The applicant seeks approval of 32 lots on 23.49 acres:

The site is located near the NE corner of Little Eagle Creek Ave and W. 141st St. and is zoned S1/Residential

Filed by Jim Shinaver of Nelson and Frankenberger for Centex Homes.